



DATE: May 19, 2025

FROM: JLL Addison II Marketing Team

RE: Addison II
Update to Marketing Materials

The Addison II Argus has been updated to reflect a base year for Heads Up Technologies (Suite 300). This tenant was previously modeled using “Base Year Stop” vs. a quantified “Stop Amount” given there was not a base year available. With the completion of 2024 OpEx Reconciliations by the Seller, a 2024 expense and tax base year has been established.

Additionally, the Warehouse NNN and Office NNN Market recovery structure has been corrected to recover on the electricity expense line item labeled “Electricity” within the expenses in Argus. To make sure this is updated in your model, please go to the “NNN – Warehouse (MLA)” and “NNN – Office (MLA)” in the Recoveries tab and add the expense “Electricity” line item to the recovery structures.

Please reach out to our team with any questions.